



The City of

San Angelo, Texas

P.O. Box 1751 • Zip 76902

4-G

December 28, 2007

Mr. Micheal Brown, County Judge
Tom Green County
112 W. Beauregard
San Angelo, Tx 76903

RE: Sale of Tax Foreclosure Property(s) – Lot 1 and East 14 ½ feet of Lot 2, Blk 3, Avondale Addition, Suit No.: TAX91-0035-B; Lots 17, 18, 19 & 20, Blk 3, Avondale Addition, Suit No. B-99-0081-T

Dear Sirs:

The above referenced property(s) was auctioned in a Sheriff's Sale in February 1996 and December 1999 with no offers. Subsequently, the property(s) was struck off to the City of San Angelo as Trustee for itself and the other taxing entities.

The size of lot 1 and East 14 ½ feet of Lot 2 is 42' x 130' and is located at 1836 Magnolia Street.

The size of Lots 17 thru 20 combined is 100' x 130' and is located on Magnolia Street.

The City has received an offer from Gustavo and Sugei Hernandez in the amount of \$1,500.00 for Lot 1 and the East 14 ½ feet of Lot 2, Block 3 and an offer in the amount of \$ 2,000.00 for Lots 17 thru 20. The City Council has approved the sale of the property(s). This matter is now being forwarded to you for approval on your next agenda. Attached is each Resolution for your signature. Please return the signed Resolutions to the Purchasing Department, City of San Angelo, P O Box 1751, San Angelo, Texas 76902.

Listed below is a breakdown of the amounts owed.

Lot 1 and the East 14 ½ ft of Lot 2, Block 3, Avondale Addition

All court cost were paid in a previous sale.

Taxes	-0-
District Clerk	-0-
Sheriff Fees	-0-
Attorney Fees	-0-
Admin	<u>350.00</u>
	\$ 350.00

Lots 17, 18, 19, 19 & 20, Block 3, Avondale Addition

Taxes	1,936.21
District Clerk	214.00
Sheriff Fees	40.00
Attorney Fees	201.00
Liens	<u>36.00</u>
	\$ 2,240.21

If you have any questions or require additional information, feel free to contact me at (915)657-4212.

Sincerely,



Sheila Carver
Property Management Tech
City of San Angelo

RESOLUTION AUTHORIZING TAX RESALE
OF THE COUNTY COMMISSIONERS OF
TOM GREEN COUNTY

Date: January 8, 2008

Buyer: Gustavo and Sugei Hernandez
167 Moss Valley
San Antonio, Texas 78227

Property: Lot 1 and the East 14 ½ Feet of Lot 2, Block 3, Avondale Addition,
described in Volume 334, Page 128, Deed Records of Tom Green County,
Texas.

Purchase Price: Buyer will purchase the Property for the sum of One Thousand,
Five Hundred and NO/100 Dollars (\$ 1,500.00)

Judgment: The Judgment for the foreclosure of a tax lien against the
Property entered on August 25, 1992 in cause TAX91-0035-B by
the 119th District Court of Tom Green County, Texas.

Sheriff's Deed: Sheriff's Tax Deed dated February 21, 1996, filed of record on
February 26, 1996, and recorded in Vol. 518, Pages 332-333 of the
Official Public Records of Real Property, Tom Green County,
Texas.

WHEREAS, the City of San Angelo, a Texas home rule municipal corporation,
acquired full legal title to the Property — both for its own benefit and as Trustee for all
other taxing authorities entitled to receive proceeds from the sale of the Property under
the terms of the Judgment — by the Sheriff's Tax Deed.

WHEREAS, Tom Green County, a political subdivision of the State of Texas, is
one of the taxing authorities entitled to receive proceeds from the sale of the Property
under the terms of the Judgment.

WHEREAS, the City of San Angelo now desires to sell the Property to Buyer,
and Buyer desires to purchase the Property from the City of San Angelo, in a private sale
for the Purchase Price, an amount that is less than the lesser of (1) the market value
specified in the Judgment or (2) the total amount of the Judgment.

WHEREAS, Texas Tax Code §34.05(i) requires that Tom Green County consent
to any sale of the Property upon such terms; and

WHEREAS. Tom Green County desires to consent to the sale of the Property to Buyer as proposed by the City of San Angelo, and Tom Green County makes this Certificate of Resolution for the purpose of evidencing Tom Green County's resolution to consent to the sale of the Property to Buyer for the Purchase Price;

NOW, THEREFORE, the Commissioners of Tom Green County convened on January 8, 2008 for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation of the matter and review of the proposed sale, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that Tom Green County Commissioners authorizes the City of San Angelo to sell the Property to Buyer for the Purchase Price, in accordance with §34.05(i) of the Texas Tax Code;

and further,

RESOLVED, that Judge Brown, Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

Tom Green County, a political
Subdivision of the State of Texas

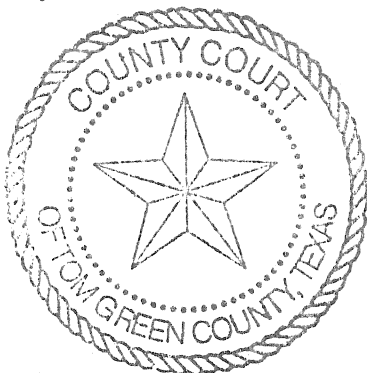
By: *Michael D. Brown*
Judge Brown, Judge of Tom Green County

STATE OF TEXAS

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COUNTY OF TOM GREEN

This instrument was acknowledged before me on January 8, 2008
by Michael D. Brown, County Judge of
Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green
County.



Elizabeth McGill
Elizabeth McGill, Tom Green County
Ex-Officio Member
Commissioners' Court

RESOLUTION AUTHORIZING TAX RESALE
OF THE COUNTY COMMISSIONERS OF
TOM GREEN COUNTY

Date: January 8th, 2008

Buyer: Gustavo and Sugei Hernandez
167 Moss Valley
San Antonio, Texas 78227

Property: Lots 17, 18, 19 & 20, Block 3, Avondale Addition, City of San Angelo,
Tom Green County, Texas.

Purchase Price: Buyer will purchase the Properties for the sum of Two Thousand
and NO/100 Dollars (\$ 2,000.00)

Tax Warrant: The Tax Warrant for the foreclosure of a tax lien against the
Property entered on October 26, 1999 in cause B-97-0036-T by
the 119th District Court of Tom Green County, Texas.

Sheriff's Deed: Sheriff's Tax Deed dated January 5, 2000, filed of record on
January 6, 2000, and recorded in Vol. 751, Pages 622-626 of the
Official Public Records of Real Property, Tom Green County,
Texas.

WHEREAS, the City of San Angelo, a Texas home rule municipal corporation,
acquired full legal title to the Properties — both for its own benefit and as Trustee for all
other taxing authorities entitled to receive proceeds from the sale of the Properties under
the terms of the Tax Warrant — by the Sheriff's Tax Deed.

WHEREAS, Tom Green County, a political subdivision of the State of Texas, is
one of the taxing authorities entitled to receive proceeds from the sale of the Properties
under the terms of the Tax Warrant.

WHEREAS, the City of San Angelo now desires to sell the Properties to Buyer,
and Buyer desires to purchase the Property from the City of San Angelo, in a private sale
for the Purchase Price, an amount that is less than the lesser of (1) the market value
specified in the Tax Warrant or (2) the total amount of the Tax Warrant.

WHEREAS, Texas Tax Code §34.05(i) requires that Tom Green County consent
to any sale of the Properties upon such terms; and

WHEREAS, Tom Green County desires to consent to the sale of the Properties to
Buyer as proposed by the City of San Angelo, and Tom Green County makes this

Certificate of Resolution for the purpose of evidencing Tom Green County's resolution to consent to the sale of the Properties to Buyer for the Purchase Price:

NOW, THEREFORE, the Commissioners of Tom Green County convened on January 8, 2008 for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Properties to Buyer. Following a full evaluation of the matter and review of the proposed sale, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that Tom Green County Commissioners authorizes the City of San Angelo to sell the Properties to Buyer for the Purchase Price, in accordance with §34.05(i) of the Texas Tax Code;

and further,

RESOLVED, that Judge Brown, Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Properties to Buyer as contemplated herein.

Tom Green County, a political
Subdivision of the State of Texas

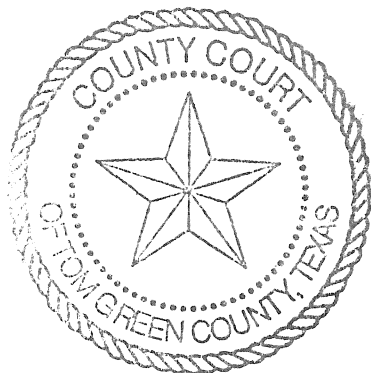
By: *Michael D. Brown*
Judge Brown, Judge of Tom Green County

STATE OF TEXAS

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